



Guide Price £950,000

**Priestlands Park Road, Sidcup, Kent,
DA15 7HR**

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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Guide Price £950,000 to £975,000

Offered to the market for the first time since built in 1984 is this modern detached four double bedroom, three-bathroom house situated in the popular Christchurch Conservation Area, just an easy walk to Sidcup train station and both Benedict House and West Lodge Preparatory Schools as well as Chislehurst and Sidcup Grammar School.

Offered with no onward chain, this attractive property features an in- out drive to the front and beautifully landscaped, well stocked gardens to the rear.

This family home has a light and airy feel and has been maintained to the highest standards and comprises, on the ground floor, a spacious entrance hall, an impressively-sized lounge with patio doors opening onto the beautiful garden that is a wildlife haven, separate dining room, kitchen/breakfast room and a separate cloakroom.

On the first floor, the master bedroom has an ensuite bathroom and there are three further bedrooms, a Jack and Jill ensuite bathroom and another separate family bathroom.

With a spacious calm feel and modern clean-lined interiors that are easy to maintain, this property would make an ideal family home.

Council Tax Band G.



GROUND FLOOR
991 sq.ft. (92.0 sq.m.) approx.

1ST FLOOR
877 sq.ft. (81.5 sq.m.) approx.



TOTAL FLOOR AREA: 1867 sq.ft. (173.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		England, Scotland & Wales	